070.0	0001	0001.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	663,000	/	663,000
USE VALUE:	663,000	/	663,000
ASSESSED:	663,000	/	663,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
318		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACLEOD GEORGE/PAMELA
Owner 2:	
Owner 3:	
Street 1:	318 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHANAHAN JOSEPH T -
Owner 2:	-
Street 1:	318 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,857 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1967, having primarily Vinyl Exterior and 2291 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7857.000	249,900		413,100	663,000
Total Card	0.180	249,900		413,100	663,000
Total Parcel	0.180	249,900		413,100	663,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.37 | /Parcel: 289.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	44589
GIS Ref	
GIS Ref	
Insp Date	02/19/09

!5977!

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0001-0001.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,900	0	7,857.	413,100	663,000	663,000	Year End Roll	12/18/2019
2019	101	FV	210,000	0	7,857.	413,100	623,100	623,100	Year End Roll	1/3/2019
2018	101	FV	210,000	0	7,857.	354,100	564,100	564,100	Year End Roll	12/20/2017
2017	101	FV	210,000	0	7,857.	330,500	540,500	540,500	Year End Roll	1/3/2017
2016	101	FV	210,000	0	7,857.	283,300	493,300	493,300	Year End	1/4/2016
2015	101	FV	214,400	0	7,857.	253,800	468,200	468,200	Year End Roll	12/11/2014
2014	101	FV	214,400	0	7,857.	234,900	449,300	449,300	Year End Roll	12/16/2013
2013	101	FV	214,400	0	7,857.	224,000	438,400	438,400		12/13/2012

PRINT

Date	Time
12/10/20	20:47:50

LAST REV

Date	Time
03/02/19	16:05:00
apro	
5977	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANAHAN JOSEPH	42909-405		5/27/2004		464,000	No	No		
	20520-544		5/1/1990		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2016	483	Re-Roof	8,220					reroof
5/14/2004	365	Wood-Sto	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2009	Meas/Inspect	163	PATRIOT
8/25/2004	MLS	MM	Mary M
4/20/2000	Inspected	270	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	263	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7857		Sq. Ft.	Site		0	70.	0.75	4			Med. Tr	-10					413,100						413,100	

Total AC/HA:	0.18037	Total SF/SM:	7857	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	413,100	Spl Credit		Total:	413,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	2	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30624998
Const Adj.:	1.00851047
Adj $ / SQ:	125.150
Other Features:	98804
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362139
Depreciation:	112263
Depreciated Total:	249876

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

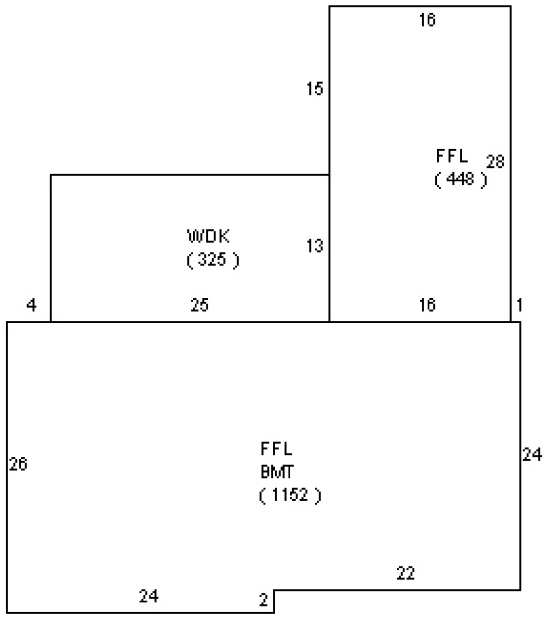
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	125.15
Special Features:	0	Val/Su Net:	81.22
Final Total:	249900	Val/Su SzAd	156.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,600	125.150	200,240
BMT	Basement	1,152	52.190	60,120
WDK	Deck	325	9.150	2,975

Net Sketched Area:	3,077	Total:	263,335
Size Ad	1600	Gross Are	3077	FinArea	2291
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0001.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	